Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Arapahoe County

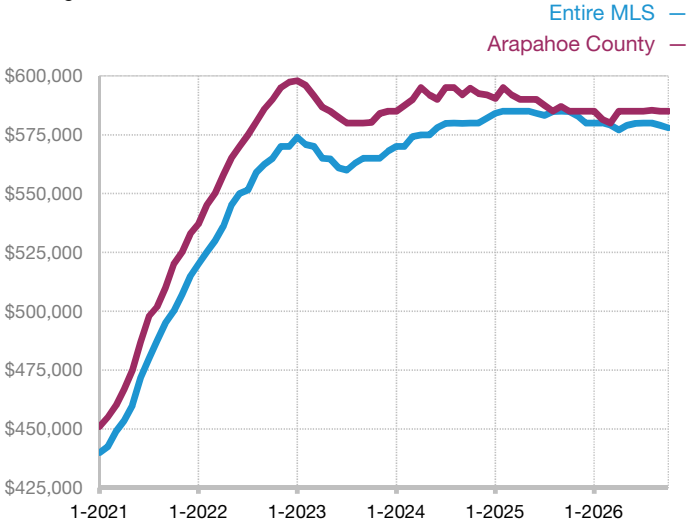
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1,700	**1,471**	- 13.5%	--	**--**	--
Under Contract	430	**380**	- 11.6%	5,083	**4,815**	- 5.3%
New Listings	589	**561**	- 4.8%	7,110	**6,809**	- 4.2%
Sold Listings	501	**400**	- 20.2%	4,952	**4,766**	- 3.8%
Days on Market Until Sale	43	**40**	- 7.0%	40	**39**	- 2.5%
Median Sales Price*	$575,000	**$559,500**	- 2.7%	$587,000	**$590,000**	+ 0.5%
Average Sales Price*	$743,811	**$745,683**	+ 0.3%	$741,571	**$744,808**	+ 0.4%
Percent of List Price Received*	98.4%	**98.7%**	+ 0.3%	99.1%	**99.2%**	+ 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

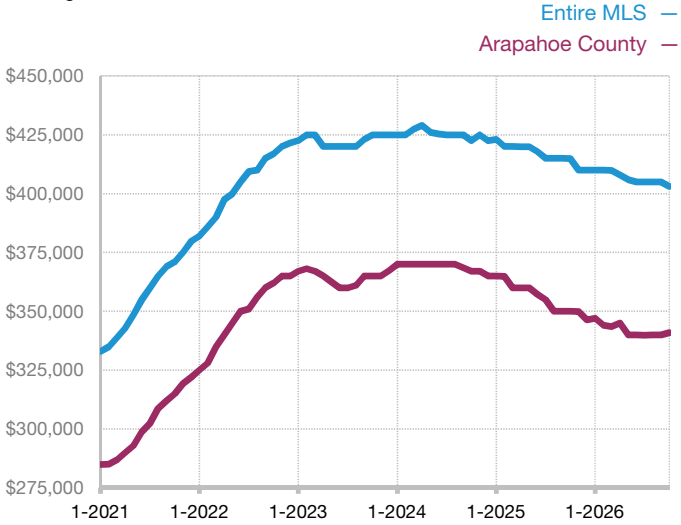
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1,135	**1,028**	- 9.4%	--	**--**	--
Under Contract	204	**121**	- 40.7%	2,202	**1,834**	- 16.7%
New Listings	318	**240**	- 24.5%	3,712	**3,448**	- 7.1%
Sold Listings	209	**139**	- 33.5%	2,148	**1,820**	- 15.3%
Days on Market Until Sale	56	**52**	- 7.1%	55	**60**	+ 9.1%
Median Sales Price*	$337,500	**$360,000**	+ 6.7%	$349,000	**$344,000**	- 1.4%
Average Sales Price*	$369,223	**$391,334**	+ 6.0%	$365,335	**$366,773**	+ 0.4%
Percent of List Price Received*	98.3%	**98.1%**	- 0.2%	98.5%	**98.2%**	- 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.